

**Recommended Findings – Design Review**

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	Applicant has maintained a modest front entry and a one car wide driveway. The garage is moved closer to the street but is consistent in design by being set behind the front of the home.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	Applicant has an approximate 35% second floor addition, has set the second story addition to the north side, minimized overall height, and includes a high level of detailing for the front façade. The garage placement and bulk is placed on the north side consistent with the relative degree of minimal setbacks from the street and location of garages near the street as compared to home to the south.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The architectural style for the front facade is complimentary, the rear portion of the addition is a contemporary design to help identify the different time periods of the home's style. The variance request for solar access does impact the northern property and a second level deck is proposed that may impact privacy, but overall is project meets the intent of the guideline.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The one car garage is placed behind the front of the home.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Landscaping is not impacted by the proposed project.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The front façade includes high levels of detailing similar to craftsman and

	bungalow style homes that wraps around to the north façade. The rear addition design is primarily stucco with a more modern design intent. Staff recommends additional detailing for the rear addition as a condition of approval.
2.2.7 Preserve mature landscaping	Landscaping is not impacted by the proposed project.

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**Recommended Findings - Variance**

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1. Because of exceptional or extraordinary circumstances or conditions applicable to the property, or use, including size, shape, topography, location or surroundings, the strict application of the ordinance is found to deprive the property owner or privileges enjoyed by other properties in the vicinity and within the same zoning district.

Preservation of the existing heritage resource is an exceptional circumstance attributable to the property and use of the proposed project that does support the requested front yard second-story setback reduction. Without the reduction the owner would be deprived of the privilege of adding floor area and updating the home in a manner consistent with the character of the existing home and without constructing additional floor area in the rear of the home which would eliminate desirable usable rear yard open space for a single family home.

In relation to the maximum of 10% solar shading of an adjacent structure standard, the extraordinary circumstance of the surrounding property abutting the subject site to the north of having a rear yard with 100% coverage by structures and having multiple structures on the site has deprived the applicant of the ability to add additional floor area and update the home that other property owners would enjoy if the adjacent property's improvements were not nonconforming to such a degree.

2. The granting of the Variance will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the same zoning district.

The front yard setback variance will not be detrimental to surroundings as it provides for a high quality and consistent architectural character for the proposed addition.

The solar shading variance is not detrimental due to the fact the neighboring site is a nonconforming utility building that would not normally be used for solar panel placement, in addition the site has other building roof areas allowing for solar panel installation, and the property has indicated no desire to install solar panels.

3. Upon granting of the Variance, the intent and purpose of the ordinance will still be served and the recipient of the Variance will not be granted special privileges not enjoyed by other surrounding property owners within the same zoning district.

The intent of the front yard setback is to mitigate height and design features of second floor, the applicant has addressed this issue by proportionately stepping back the second story a minimum of five feet from the front wall where the standard asks for a minimum of five feet. Additionally, a high level of relief is provided by the design due to varying planes for the existing home and the addition (covered entry, existing facade, garage location, second floor facade). Special privileges are not being enjoyed by the homeowner as he has an exceptional circumstance of preserving a heritage resource and he has met the intent of the ordinance of providing relief to the second story design.

The intent of the solar shading restriction is to allow for the installation of solar panels on a rooftop to serve a home's energy needs. The applicant is shading a nonconforming utility structure on a lot that is perpendicular to the subject site. Although the utility structure is completely shaded, the site allows for placement of solar panels in an alternative location to meet the intent of the provision. No special privilege is granted due to the fact no other surrounding property has the subject site's limits of preserving a heritage resource, abutting a perpendicular rather than parallel lot configuration, and the high degree of nonconformity on the abutting site.